

March 31, 1988

City of Lodi
City Hall
211 West Pine Street
Call Box 3006
Lodi, CA 95241-1910

ATTN: Mr. James B. Schroeder
Community Development Director

RE: Mokelumne Village East
File No. 875016

Dear Mr. Schroeder:

In connection with the above-captioned matter, and that certain tentative map approved by the Lodi Planning Commission on Monday, March 28, 1988, this correspondence will confirm that the applicant respectfully requests the opportunity to appeal to the Lodi City Council concerning the following conditions:

1. The requirement to be responsible for one-half of the cost for the installation of the water main crossing at Highway 99. This was previously referenced under the City of Lodi, Public Works Department letter dated March 18, 1988 to the applicant as condition No. 2.

2. The requirement to provide access right-of-way to sewage lift station from cul-de-sac. This was previously referenced under the City of Lodi, Public Works Department letter dated March 18, 1988 to the applicant as condition No. 10.

With respect to the above conditions, I have been advised by Mr. Ron Stein, City Attorney, that this correspondence will serve to appeal the above-referenced conditions to the City Council. Please advise concerning the City Council hearing date relative to this continuing file.

Mr. James B. Schroeder
Community Development Director
March 31, 1988
Page Two

Thank you for your courtesy and cooperation in
processing this matter.

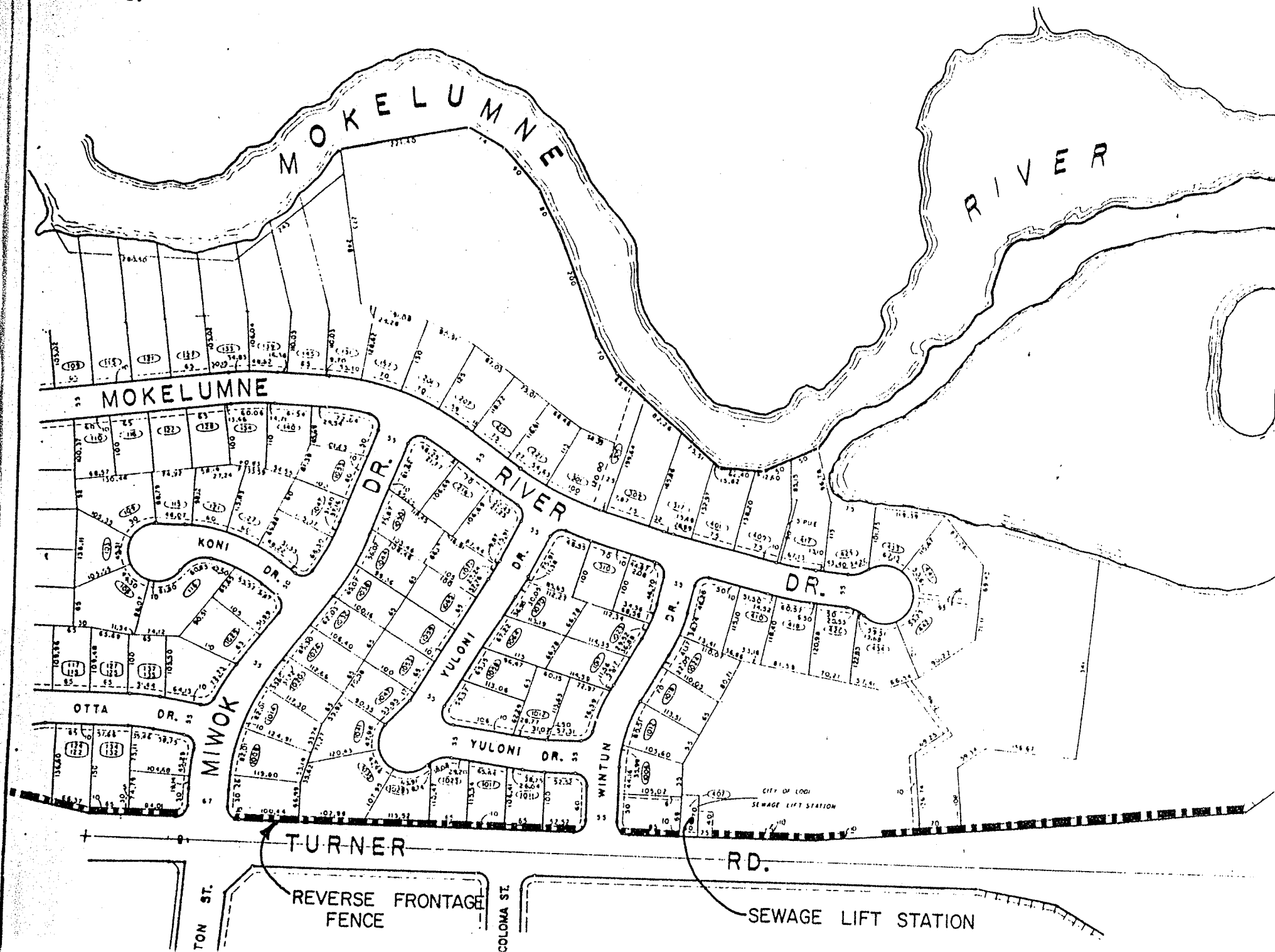
Very truly yours,

RISHWAIN, HAKEEM & ELLIS
A Professional Corporation

By: Michael D. Hakeem (dy)
MICHAEL D. HAKEEM

MDH/dy

DICTATED BY THE WRITER;
Signed and mailed in
his absence to avoid delay.





MEMORANDUM, City of Lodi, Community Development Department

TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
DATE: APRIL 19, 1988
SUBJECT: MOKELUMNE VILLAGE EAST
NEGATIVE DECLARATION

The Community Development Department has filed a Negative Declaration for the Mokelumne Village East project. It is recommended the Negative Declaration be certified with the following conditions:

1. That a noise analysis be conducted on the project. The analysis should include recommendations for noise reduction measures to bring interior noise levels down to acceptable noise levels of less than 60 Ldn. There should also be a followup analysis once the houses have been constructed to determine the effectiveness of the noise reduction measures. The analysis should be done by a qualified acoustical consulting firm, paid for by the developer.
2. Approval of the tentative map must include one of the following:
 - a. Dedication of a public easement to the Mokelumne River to provide for reasonable public access to the river as required by the Subdivision Map Act.
 - b. The City can approve the map without the easement dedication if a finding that reasonable public access to the Mokelumne River is available within a reasonable distance from the subdivision.

If there is no public easement dedication, some provision should be made for access to provide for long-term maintenance and emergency service for the area adjacent to the river.

DECLARATION OF MAILING

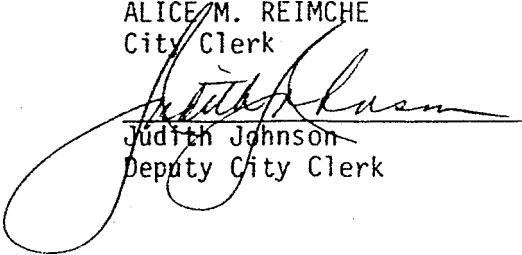
On April 8, 1988 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 8, 1988, at Lodi, California.

ALICE M. REIMCHE
City Clerk



Judith Johnson
Deputy City Clerk

[]

NOTICE OF PUBLIC HEARING

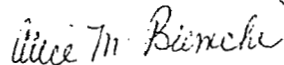
NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 1988 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the appeal of Michael D. Hakeem, Attorney at Law, Rishwain, Hakeem and Ellis, 2800 West March Lane, Suite 200, Stockton, California, representing David Arnaiz on behalf of the H. D Arnaiz Corporation on the following conditions imposed by the Planning Commission on the approval of the Tentative Subdivision Map of Mokelumne Village East, a 9.2 acre, 38 lot, single-family residential project proposed for the northwest corner of State Route 99 and East Turner Road:

1. the requirement to be responsible for one-half of the cost for the installation of the water main crossing at Highway 99.
2. The requirement to provide access right-of-way to the sewage lift station from cul-de-sac.

Information regarding this item may be obtained in the office of the Community Development Director at 221 Nest Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

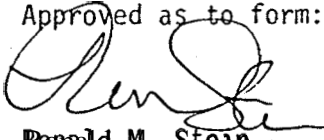
If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 west Pine Street, at or prior to, the Public Hearing.

By Order of the Lodi City Council


Alice M. Reimche
City Clerk

Dated: April 6, 1988

Approved as to form:


Ronald M. Stein
City Attorney

MAILING LIST FOR: 300' RADIUS MAILING LIST FOR MOKELUMNE VILLAGE EAST FILE

File #	grd	AP#	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP
266	C4	241-252-41	VIA PROPERTIES	PO BOX 8492	STOCKTON, CA	95207
266	D4	-42	VIA PROPERTIES	PO BOX 8492	STOCKTON, CA	95208
266	D4	-43	BORANIAN COMPANY KA	441 MOKELUMNE RIVER DR	LODI, CA	95240
266	D4	-44	SOMERVILLE CHARLES & ESMA	442 MOKELUMNE RIVER DR	+	+
266	C16	-45	ARNASZ D.V.L. CO.	PO BOX 8492	STOCKTON, CA	95207
266	D4	-46	VIA PROPERTIES	PO BOX 8492	STOCKTON, CA	95207
256	J3	41-310-01	BAUMER WILLIAM OT	1000 WINTON DR	LODI, CA	95240
266	B6	-02	CLYCK THOMAS HANTS	1006 WINTON DR	+	+
266	D4	-03	MILLER JIMMY B & J	1012 WINTON DR	+	+
266	C6	-04	WIAK LINDA A LIAL	1018 W WINTON DR	+	+
266	C6	-05	KAMBIIRA BALDY SINK	1024 W WINTON DR	+	+
266	G4	-06	WILL TURNER CLERIE	402 MOKELUMNE RIVER DR	+	+
266	C4	-07	HU ARNASZ CO	5361 N PERSIMMON	STOCKTON, CA	95207
274	P12	-08	FRIDY DAVID R. ETAL	412 MOKELUMNE RIVER DR	LODI, CA	95240
266	D6	-09	BLISS VICKI L.	101 OTTA DR	+	+
266	H13	-10	SMITH WILLIAM JOHN	434 MOKELUMNE RIVER	+	+
266	G4	-11	MAGNUS DAVID L.	435 MOKELUMNE RIVER DR	+	+
266	F6	-12	CRUMPHALL LAWRENCE L	425 MOKELUMNE RIVER DR	+	+
266	F6	-13	ARNASZ D.V.L. CO INC.	PO BOX 8492	STOCKTON, CA	95207
266	K3	-14	DANES WILLIAM ALLEN	409 MOKELUMNE RIVER	LODI, CA	95240
266	J13	-15	GARCIA SAM RILL	8835 THORNTON RD	STOCKTON, CA	95209
266	G6	-16	DELL WILSON WILSON	317 MOKELUMNE RIVER DR	LODI, CA	95240
266	K3	-17	BLISS WILLIAM & BGS	1253 CRENSHAW CT	WALNUT CREEK, CA	94596
266	C6	-18	KLEIN MARK & COLLEEN	1017 YULON DR	LODI, CA	95240
266	C6	-19	KLEIN MARK ARTHUR DORIS	1011 W. YULON DR	+	+
266	F6	-20	LAWRENCE MILTON SIMON	1001 WINTON DR	+	+
266	P6	-21	ALFANGLO L. LLOYD TEL	1002 YULON DR	+	+
266	P6	-22	SOMMERSON ROBERT BOST	1012 YULON DR	+	+
266	S1	-23	MILNE ROYAL & LINDA	1013 YULON DR	+	+
266	H6	-24	KUWAMARK ROSE ELLEN	1053 W. YULON DR	+	+
266	L3	-25	WELCH PAUL J.	1064 YULON DR	+	+
266	C1	-26	ROBINSON RALPH & LUCAS	1070 YULON DR	+	+
266	P12	-27	HU ARNASZ CO	PO BOX 8492	STOCKTON, CA	95207
266	H1	-28	YOUNG SURVY & INFO	310 MOKELUMNE RIVER DR	LODI, CA	95240
266	L3	-29	SCOTT GARY & BERT	1001 ST ANNE DR	+	+
266	V1	-30	SMITH LUCAS & L	1013 WINTON DR	+	+
266	H3	-31	GALLANT JOSEPH & MARIA	13243 THORNTON DR	+	+
266	C10	241-350-57	CLARK & CO	15495 LOS GATOS DR	LOS GATOS, CA	95030
266	C10	66	CLARK & CO	15495 LOS GATOS DR	LOS GATOS, CA	95030

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MAILING LIST FOR: 300' RADIUS MAILING LIST FOR FIREWORKS VILLAGE EAST FILE

file#	grid	AP#	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP
020	J10	24-350-67	HUNTER DON LISC	3078 STANISLAUS ST	LOS AN	95240
020	K10	-68	RIVERA MAY V CONNIE	315 STANISLAUS ST		
020	K10	-69	GONZALEZ CARMY J	321 STANISLAUS ST		
020	K10	-70	JOHNSON LONNIE CISO	327 STANISLAUS ST		
020	F11	24-352-26	CALVADOS CORNERS	15495 LOS GATOS BLVD	LOS GATOS, CA	95032
020	F11	-27	CALVADOS CORNERS	15495 LOS GATOS BLVD	LOS GATOS, CA	95032
020	G11	-28	TALLEY MARK II	400 STANISLAUS ST	LOS AN	95240
718	D16	-31	KHLEED MUHAMMAD	414 STANISLAUS ST		
256	O3	-33	SCHMIDT HAROLD LE	420 STANISLAUS ST		
1	L16	-35	FARSA RONNIE LINDA	2741 47th STREET	ROCK ISLAND, IL	61201
256	O3	-37	SOMPATY NICHAS+JOICE	432 STANISLAUS ST	LOS AN	95240
020	S11	-39	DANES HAROLD+DIANA	438 STANISLAUS ST		
274	D13	-41	RICHMOND GREGORY KIM	444 STANISLAUS ST		
020	L11	-44	COLONY CORNERS	15495 LOS GATOS BLVD	LOS GATOS, CA	95032
020	L11	-45	COLONY CORNERS	15495 LOS GATOS BLVD	LOS GATOS, CA	95032
020	L11	-46	YATES LILL+LON VONNIE	401 STANISLAUS ST	LOS AN	95240
020	M11	-47	TAYLOR CARLOS W	407 STANISLAUS ST		
020	M11	-48	PELLEST MARCIA	415 STANISLAUS ST		
020	M11	-49	BORGES SILVENEY	421 STANISLAUS ST		
020	M11	-50	JULIANO CYNTHIA A	427 STANISLAUS ST		
020	N11	-51	NETO FRANK JOE	430 STANISLAUS ST		
266	I11	-52	CHARLES GAIL P. WAWLA	439 STANISLAUS ST		
020	O11	-53	BOCCIA LAWRENCE J TK	445 STANISLAUS ST		
020	O11	-54	VALLA EDWARD+PETA	5580 E HARNEY LANE		
2	O11	-55	PANIKERZ INHILL LLC	457 STANISLAUS ST		
020	P11	-56	BELMANN LISA	924 CROSWAY		
020	P11	-57	BORSA JOHN W JULIE	918 CROSWAY		
020	P11	-58	MARLIN KOLLEHMAN	912 CROSWAY		

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CITY COUNCIL

EVELYN M. OLSON, Mayor

JOHN R. (Randy) SNIDER
Mayor Pro Tempore

DAVID M. HINCHMAN

JAMES W. PINKERTON, Jr.

FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

CALL BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 334-5634

TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

April 22, 1988

Mr. David Arnaiz
H. D. Arnaiz Corporation
Law Offices of
Rishwain, Hakeem & Ellis
2800 West March Lane
Suite 200
Stockton, CA 95207

Gentlemen:

This letter will confirm that, following a public hearing concerning the matter, the Lodi City Council took the following actions regarding the Mokelumne Village East project:

1. Certified the filing of a Negative Declaration as adequate environmental documentation with the following condition:
 - a) That a noise analysis be conducted on the project. The analysis should include recommendations for noise reduction measures to bring interior noise levels down to acceptable noise levels of less than 60 Ldn. There should also be a follow-up analysis once the houses have been constructed to determine the effectiveness of the noise reduction measures. The analysis should be done by a qualified acoustical consulting firm, paid for by the developer.
2. Introduced Ordinance No. 1424 amending the Land Use Element of the Lodi General Plan by redesignating the 9.2 acre parcel at the northwest corner of State Route 99 and East Turner Road from Commercial to Low Density Residential.
3. Introduced Ordinance No. 1425 rezoning the 9.2 acre parcel at the northwest corner of State Route 99 and East Turner Road from C-S, Commercial Shopping to R-1, Single Family Residential.

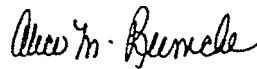
Further, following a public hearing concerning your appeal regarding certain conditions imposed by the Planning Commission on the approval of the Mokelumne Village East Tentative Subdivision Map.

Page No. Two

- a) In the matter pertaining to the requirement that the developer is responsible for one-half of the cost for the installation of the water main crossing at Highway 99, Council instructed staff to enter into negotiations regarding the subject looping and placed a ~~maximum~~ cost responsibility to the developer at 50% of the total cost of the installation.
- b) In the matter of the requirement to provide access right-of-way to the sewage lift station from the cul-de-sac, Council denied the appeal; however indicated that it would not be opposed to the developer and city staff working out a solution that would be acceptable to the Planning Commission.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,



Alice M. Reimche
City Clerk

AMR:jj

cc: James B. Schroeder
Community Development Director

Jack Ronsko
Public Works Director

civil engineers



BAUMBACH & PIAZZA, INC.

323 West Elm Street
Lodi, California 95240

Phone (209)368-6618

May 10, 1988

JOB NO. 8837
file no. 8837.rei

Mrs. Alice M. Reimche
City Clerk
City of Lodi
221 West Pine Street
Lodi, CA 95240

Dear Mrs. Reimche:

Lodi Memorial Hospital is requesting a continuance for a public hearing to consider the Lodi Memorial Hospital appeal of the Planning Commissions decision on March 28, 1988. We will contact your office in the next few days to request a date.

If you have any questions, please call me.

Sincerely,

GLEN I. BAUMBACH
President

GIB:jc

cc: Richard E. Sanford, Lodi Memorial Hospital
Ben Schaffer